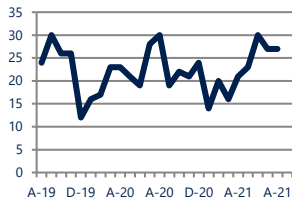


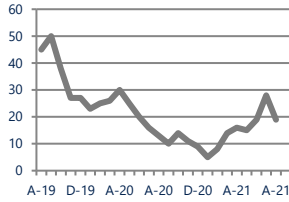


Units Sold 27



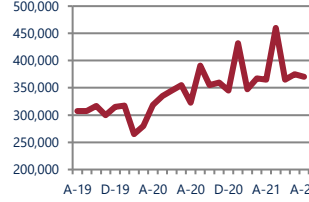
Down -10%
Vs. Year Ago

Active Inventory 19



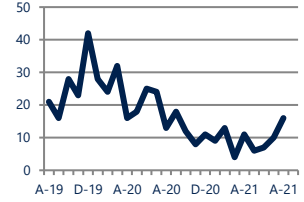
Up 46%
Vs. Year Ago

Median Sale Price \$370,000

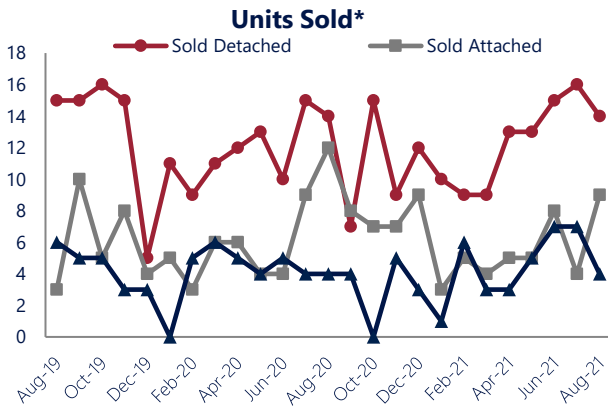


Up 15%
Vs. Year Ago

Days On Market 16

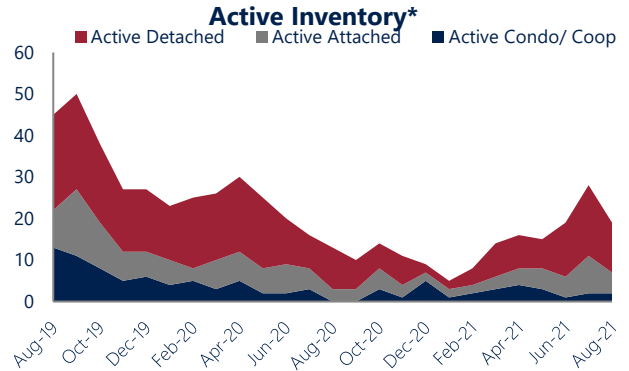


Up 23%
Vs. Year Ago



Units Sold

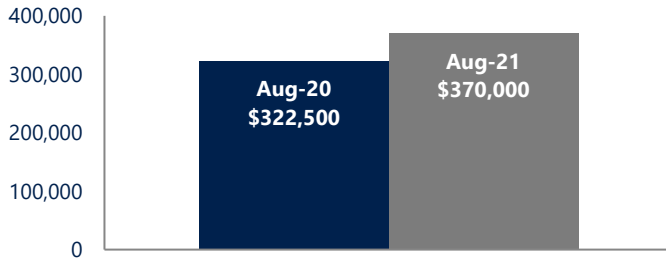
The number of units sold remained stable in August, with 27 sold this month in Manassas Park City. This month's total units sold was lower than at this time last year, a decrease of 10% versus August 2020.



Active Inventory

Versus last year, the total number of homes available this month is higher by 6 units or 46%. The total number of active inventory this August was 19 compared to 13 in August 2020. This month's total of 19 is lower than the previous month's total supply of available inventory of 28, a decrease of 32%.

Median Sale Price



Median Sale Price

Last August, the median sale price for Manassas Park City Homes was \$322,500. This August, the median sale price was \$370,000, an increase of 15% or \$47,500 compared to last year. The current median sold price is 1% lower than in July.

Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

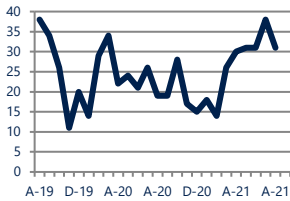


*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Information included in this report is based on data supplied by BRIGHTMLS and its member Association(s) of REALTORS, who are not responsible for its accuracy. Does not reflect all activity in the marketplace. Information contained in this report is deemed reliable but not guaranteed, should be independently verified, and does not constitute an opinion of BRIGHTMLS or Long & Foster Real Estate, Inc.



New Listings

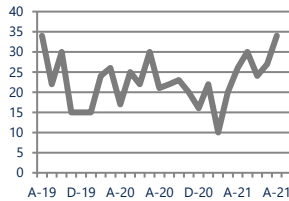
31



Up 63%
Vs. Year Ago

Current Contracts

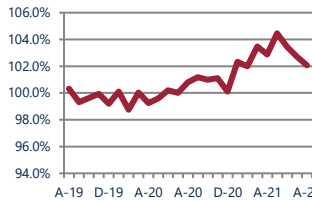
34



Up 62%
Vs. Year Ago

Sold Vs. List Price

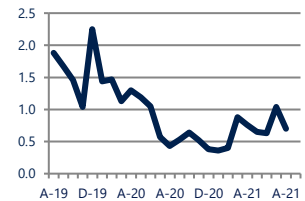
102.1%



Up 1.3%
Vs. Year Ago

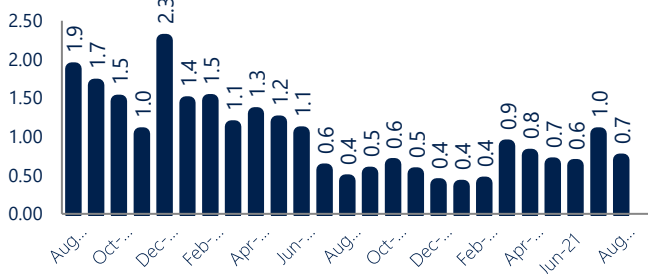
Months of Supply

0.7



Up 63%
Vs. Year Ago

Months Of Supply



Months of Supply

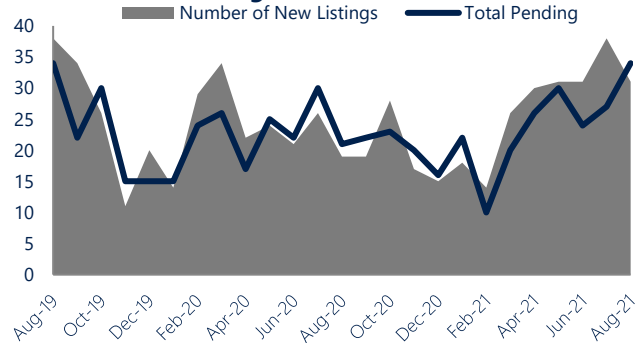
In August, there was 0.7 months of supply available in Manassas Park City, compared to 0.4 in August 2020. That is an increase of 62% versus a year ago.

Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

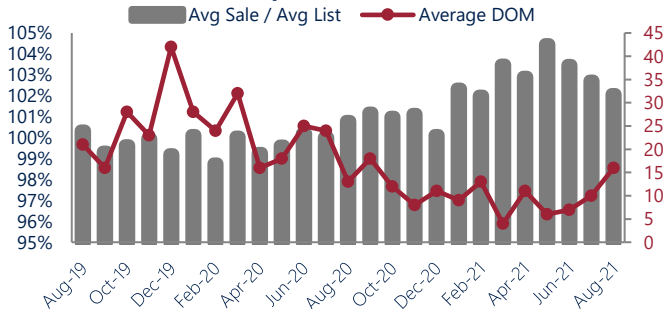
New Listings & Current Contracts

This month there were 31 homes newly listed for sale in Manassas Park City compared to 19 in August 2020, an increase of 63%. There were 34 current contracts pending sale this August compared to 21 a year ago. The number of current contracts is 62% higher than last August.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In August, the average sale price in Manassas Park City was 102.1% of the average list price, which is 1.3% higher than at this time last year.

Days On Market

This month, the average number of days on market was 16, higher than the average last year, which was 13, an increase of 23%.



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